

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 12, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Richard Truesdell, Chairman
Byron Goynes, Vice-Chairman
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **November 17 and December 1, 2005** Planning Commission Meeting minutes by reference (____ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-9899 - TENTATIVE MAP - RAINBOW RANCHO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GRB SGG LLC - Request for a Tentative Map FOR AN 84-UNIT SINGLE FAMILY DEVELOPMENT on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), C-1 (Limited Commercial Zone) [PROPOSED R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Ross).
2. TMP-10417 - TENTATIVE MAP - LONE MOUNTAIN CONDOMINIUMS - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN APARTMENTS, LLC - Request for a Tentative Map FOR A 417 UNIT CONDOMINIUM DEVELOPMENT on 18.04 acres at 4650 North Rainbow Boulevard (APN 138-02-101-016), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
3. TMP-10420 - BARCELONA UNIT 2 @ THE PASEOS - APPLICANT/OWNER: HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 34 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.39 acres located on the south side of Alta Drive and approximately 896 feet west of Desert Foothills Drive (APN 137-34-601-003), P-C (Planned Community) Zone, Ward 2 (Wolfson).
4. TMP-10525 - TENTATIVE MAP - HORSE AND COKE - CITY - APPLICANT: BONAR DEVELOPMENT - OWNER: BEASTAR LLC - Request for a Tentative Map FOR AN EIGHT LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.93 acres adjacent to the south side of Horse Drive, approximately 300 feet west of Coke Street (APNs 125-09-702-001 and 125-09-702-002) U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] - Proposed R-PD2 (Residential Planned Development - 2 Units Per Acre) Ward 6 (Ross).

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5. **TMP-10537 - TENTATIVE MAP - STANHI - APPLICANT: CHERRY DEVELOPMENT, LLC - OWNER: CHERRY HOLDINGS, INC and 2DY, LLC** - Request for a Tentative Map FOR A 422 UNIT MIXED USE DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Third Street and Gass Avenue (APNs 139-34-410-072, 073, 074, 075, 076), R-4 (High Density Residential) Zone [MXU (Downtown Mixed Use) General Plan Designation] Under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

6. **ANX-10266 - ANNEXATION - OWNER/APPLICANT: TMF INVESTMENTS** - Petition to Annex property located at 4584 Madre Mesa Drive, containing approximately 2.5 acres (APN:138-13-701-023), Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **VAC-10346 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CORNERSTONE COMPANY** - Petition to Vacate a portion of 4th Street at the intersection of 4th Street and Colorado Street, Ward 1 (Tarkanian).
8. **VAC-10413 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA** - Petition to Vacate a 25 foot wide public sewer easement generally located south of Charleston Boulevard and west of Hualapai Way, Ward 2 (Wolfson).
9. **VAC-10526 - VACATION - PUBLIC HEARING - APPLICANT: ASTORIA CORPORATION - OWNER: ASTORIA ALEXANDER, LLC** - Petition to Vacate both a 30 foot wide right of way and U.S. Government Patent Easements generally located at the western right of way of the I-215 Beltway and the Gilmore Channel, Ward 4 (Brown).

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10. VAC-10553 - VACATION - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNERS: RANCHO DEL SOL, LLC AND ARMANDO GONZALEZ - Petition to Vacate a portion of the 23rd Street right of way generally located between Hinkle Drive and Owens Avenue, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

11. ABEYANCE - GPA-9138 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 166 acres generally located north of Grand Teton Drive between Hualapai Way and Fort Apache Road (APNs Multiple), Ward 6 (Ross).
12. ABEYANCE - ZON-9657 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: INCA INVESTMENTS, INC. - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) adjacent to the west side of Sixth Street, approximately 200 feet south of Charleston Boulevard (APN 162-03-112-042), Ward 3 (Reese).
13. ABEYANCE - VAR-10409 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - Request for a Variance TO ALLOW A SEPARATION DISTANCE OF 610 FEET WHERE 750 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FROM AN EXISTING OFF-PREMISES ADVERTISING (BILLBOARD) SIGN; TO ALLOW A HEIGHT OF 50.5 FEET WHERE 40 FEET IS THE MINIMUM HEIGHT ALLOWED; AND TO ALLOW A SIGN FACE AREA OF 1,200 SQUARE FEET WHERE 672 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR A PROPOSED OFF-PREMISES ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).
14. ABEYANCE - SUP-10134 - SPECIAL USE PERMIT RELATED TO VAR-10409 - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - Request for a Special Use Permit FOR A PROPOSED 50.5-FOOT TALL, 20-FOOT BY 60-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).

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15. ABEYANCE - MSP-10136 - MASTER SIGN PLAN RELATED TO VAR-10409 AND SUP-10134 - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - Request for an amendment to an approved Master Sign Plan (MSP-0007-02) FOR A PROPOSED 109,370 SQUARE-FOOT EXPANSION OF A COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).
16. ABEYANCE - SDR-10131 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10409 AND SUP-10134 - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A FIVE-STORY PARKING GARAGE WITH 500 PARKING SPACES, A FOUR-STORY PARKING GARAGE WITH 1,115 PARKING SPACES, AND FOUR ONE-STORY RETAIL BUILDINGS WITH 109,370 SQUARE FEET OF COMMERCIAL FLOOR SPACE ADDED TO AN EXISTING COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).
17. ABEYANCE - SDR-10108 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STANDARD II, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A PROFESSIONAL OFFICE AND A WAIVER OF SIDE SETBACKS, PERIMETER LANDSCAPING AND LANDSCAPE BUFFERING REQUIREMENTS on 0.32 acres at 2016 Hamilton Street (APN 139-33-301-011), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
18. ABEYANCE - SDR-9827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NOVASOURCE - OWNER: ALBERTSONS, INC - Request for a Site Development Plan Review FOR A PROPOSED 7,200 SQUARE FEET RETAIL BUILDING, A 4,000 SQUARE FOOT RESTAURANT WITH DRIVE THROUGH AND A 1,991 SQUARE FOOT AUTO REPAIR GARAGE, MINOR; AND WAIVERS TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED on 1.97 acres located on the northwest corner of Grand Teton Drive and Durango Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).

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19. ABEYANCE - RENOTIFICATION - SDR-9827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NOVASOURCE - OWNER: ALBERTSONS, INC - Request for a Site Development Plan Review FOR TWO PROPOSED RETAIL BUILDINGS TOTALING 12,500 SQUARE FEET AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 1.97 acres located on the northwest corner of Grand Teton Drive and Durango Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).
20. GPA-10477 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON AND ELIZABETH YALDA - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 0.21 acres at 1510 East Sahara Avenue (APN 162-02-411-019), Ward 3 (Reese).
21. ABEYANCE - SUP-9615 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON YALDA AND ELIZABETH YALDA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northwest corner of Sahara Avenue and Chapman Drive (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
22. GPA-10532 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GEORGE M. ROGERS - OWNER: BONANZA-MARION, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 6.01 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN 140-29-801-004), Ward 3 (Reese).
23. ZON-10536 - REZONING RELATED TO GPA-10532 - PUBLIC HEARING - APPLICANT: GEORGE M. ROGERS - OWNER: BONANZA-MARION, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) TO: C-1 (LIMITED COMMERCIAL) on 6.01 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN-140-29-801-004), Ward 3 (Reese).

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24. **SUP-10538 - SPECIAL USE PERMIT RELATED TO GPA-10532 AND ZON-10536 - PUBLIC HEARING - APPLICANT: GEORGE M. ROGERS - OWNER: BONANZA-MARION, LLC** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE adjacent to the northeast corner of Bonanza Road and Marion Drive (APN 140-29-801-004), R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
25. **SDR-10535 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10532, ZON-10536 AND SUP-10538 - PUBLIC HEARING - APPLICANT: GEORGE M. ROGERS - OWNER: BONANZA-MARION, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 187,590 SQUARE FOOT OFFICE AND MINI-WAREHOUSE DEVELOPMENT AND A WAIVER OF THE BUILDING PLACEMENT STANDARDS on 6.01 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN 140-29-801-004), R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
26. **GPA-10566 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend Map #2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan FOR A TRAIL REALIGNMENT FROM EASTERN AVENUE TO SPENCER STREET, Ward 3 (Reese).
27. **GPA-10567 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA** - Request to Amend a portion of the Southwest Sector of the General Plan FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on approximately 15 acres located on the south side of the Summerlin Parkway, approximately 670 feet east of Cimarron Road (APNs 138-28-801-002 and 138-28-301-006), Ward 2 (Wolfson).
28. **GPA-10568 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: DAYCARE PARTNERS #1, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 0.63 acres at 1575 North Nellis Boulevard (APN 140-29-510-022), Ward 3 (Reese).

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29. **MOD-10531 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S EDGE, LLC** - Request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines TO CHANGE LAND USE DESIGNATIONS FROM: M (MEDIUM RESIDENTIAL) TO: RSL (RESIDENTIAL SMALL LOT); TO MODIFY SECTION 2.2 AND THE ACCOMPANYING EXHIBIT OF THE MASTER DEVELOPMENT PLAN; AND TO MODIFY SECTION 2.1, EXHIBIT 2-4 OF THE DESIGN GUIDELINES TO REFLECT CHANGES TO THE LAND USE CATEGORIES on two separate parcels, one noted as POD 113 and located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APN 126-13-710-001) and the other noted as a portion of POD 308 located on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), Ward 6 (Ross).
30. **ZON-10431 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PHILLIPS, SPALLAS AND ANGSTADT LLP** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.19 acres at 504 South 9th Street (APN 139-34-810-056), Ward 1 (Tarkanian).
31. **VAR-10432 - VARIANCE RELATED TO ZON-10431 - PUBLIC HEARING - APPLICANT/OWNER: PHILLIPS, SPALLAS AND ANGSTADT LLP** - Request for a Variance TO ALLOW SIX PARKING SPACES WHERE SEVEN ARE REQUIRED FOR A PROPOSED OFFICE CONVERSION on 0.19 acres at 504 South 9th Street (APN 139-34-810-056), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Tarkanian).
32. **SDR-10433 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10431 AND VAR-10432 - PUBLIC HEARING - APPLICANT/OWNER: PHILLIPS, SPALLAS AND ANGSTADT LLP** - Request for a Site Development Plan Review FOR A PROPOSED 400 SQUARE FOOT ADDITION FOR A PROPOSED OFFICE CONVERSION AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.19 acres at 504 South 9th Street (APN 139-34-810-056), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Tarkanian).
33. **ZON-10495 - REZONING - PUBLIC HEARING - APPLICANT: RICHARD CRIGHTON - OWNER: CARL PAPPALARDO** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.50 acres located at the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), Ward 4 (Brown).

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34. **VAR-10496 – VARIANCE RELATED TO ZON-10495 - PUBLIC HEARING - APPLICANT: RICHARD CRIGHTON - OWNER: CARL PAPPALARDO** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.50 ACRES WHERE 5.00 ACRES IS THE MINIMUM AREA REQUIRED located at the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 4 (Brown).
35. **WVR-10947 – WAIVER RELATED TO ZON-10495 AND VAR-10496 - PUBLIC HEARING - APPLICANT: RICHARD CRIGHTON - OWNER: CARL PAPPALARDO** - Request for a Waiver OF TITLE 18.12.160 TO ALLOW 175 FEET BETWEEN CENTERLINE INTERSECTIONS WHERE 220 FEET IS THE MINIMUM ALLOWED on 2.50 acres located at the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U(Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 4 (Brown).
36. **SDR-10494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10495, VAR-10496 AND WVR-10947 - PUBLIC HEARING - APPLICANT: RICHARD CRIGHTON - OWNER: CARL PAPPALARDO** - Request for a Site Development Plan Review FOR A FIVE LOT RESIDENTIAL SUBDIVISION on 2.50 acres located at the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U(Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 4 (Brown).
37. **ZON-10539 - REZONING - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: UNLIMITED HOLDING, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.0 acres at the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004 thru 007), Ward 6 (Ross).
38. **SDR-10540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10539 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: UNLIMITED HOLDING, INC.** - Request for a Site Development Plan Review FOR A NINE LOT RESIDENTIAL SUBDIVISION on 5.0 acres at the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004 thru 007), R-E (Residence Estates) Zones [PROPOSED: R-DP2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Ross).

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39. **VAR-10622 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN** - Request for a Variance TO ALLOW A 70 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 105 FOOT MINIMUM SETBACK FOR A PROPOSED PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 139-32-802-030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).
40. **SDR-10519 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10622 - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN** - Request for a Site Development Plan Review FOR A PROPOSED 40,385 SQUARE FOOT PROFESSIONAL OFFICE BUILDING AND WAIVERS OF THE FOUNDATION LANDSCAPING REQUIREMENT AND A WAIVER OF THE DEVELOPMENT STANDARDS TO ALLOW A TWO STORY, 34 FOOT BUILDING WHERE A ONE STORY, 20 FOOT BUILDING IS THE MAXIMUM ALLOWED on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 139-32-802-030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).
41. **VAR-10280 - VARIANCE - PUBLIC HEARING - APPLICANT: KEVIN KNISELY - OWNER: MIKE KLOEHN** - Request for a Variance TO ALLOW A PROPOSED PORTE COCHERE SIX FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres at 2908 Coast Line Court (APN 163-08-611-016), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 2 (Wolfson).
42. **VAR-10301 - VARIANCE - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE LLC** - Request for a Variance TO ALLOW A 15 FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED FOR PROPOSED SINGLE FAMILY RESIDENCES ON LOTS 70, 71, 88, 89, AND 99 on 28.54 acres adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (a portion of APN 125-35-301-014), R-E (Residential Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Ross).
43. **VAR-10462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FELIPE FAVELA AND ROCIO GARCIA** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING FIVE FEET FROM THE SIDE PROPERTY LINE WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED on 0.51 acres adjacent to Decatur Boulevard approximately 600 feet north of Alexander Road (APN 138-01-803-009), R-E (Residence Estates) Zone, Ward 6 (Ross).

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44. SUP-10356 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST INC. - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN A PROPOSED CONVENIENCE STORE on 2.30 acres adjacent to the northwest corner of Craig Road and U.S. 95 (APN 138-03-611-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
45. SUP-10357 - SPECIAL USE PERMIT RELATED TO SUP-10356 - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST INC. - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR on 2.30 acres adjacent to the northwest corner of Craig Road and U.S. 95 (APN 138-03-611-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).
46. SUP-10359 - SPECIAL USE PERMIT - PUBLIC HEARING RELATED TO SUP-10356 AND SUP-10357 - APPLICANT/OWNER: TERRIBLE HERBST INC. - Request for a Special Use Permit FOR A PROPOSED CAR WASH/AUTO DETAIL on 2.30 acres adjacent to the northwest corner of Craig Road and U.S. 95 (APN 138-03-611-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).
47. SUP-10909 - SPECIAL USE PERMIT RELATED TO SUP-10356, SUP-10357 AND SUP-10359 - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST INC. - Request for a Special Use Permit FOR A SERVICE STATION on 2.30 acres adjacent to the northwest corner Craig Road and U.S. 95 (APN 138-03-611-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
48. SDR-10355 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10356, SUP-10357, SUP-10359 AND SUP-10909 - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST INC. - Request for a Site Development Plan Review FOR A PROPOSED 3,200 SQUARE FOOT CONVENIENCE STORE AND A 7,243 SQUARE FOOT CAR WASH/AUTO REPAIR, MINOR WITH ASSOCIATED GAS PUMPS AND WAIVERS OF THE PARKING LOT, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.30 acres adjacent to the northwest corner of Craig Road and U.S. 95 (APN 138-03-611-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

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49. **SUP-10452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: LIVEWORK, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at 501 thru 529 South 1st Street; 108 and 122 Clark Avenue; and 508 thru 514 South Casino Center Boulevard (APNs 139-34-302-009; 139-34-311-023 thru 031), C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
50. **SUP-10453 - SPECIAL USE PERMIT RELATED TO SUP-10452 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: LIVEWORK, LLC** - Request for a Special Use Permit FOR A 405 FOOT BUILDING IN THE AIRPORT OVERLAY DISTRICT at 501 thru 529 South 1st Street; 108 and 122 Clark Avenue; and 508 thru 514 South Casino Center Boulevard (APNS 139-34-302-009; 139-34-311-023 thru 031), C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
51. **SDR-10451 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10452 AND SUP-10453 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: LIVEWORK, LLC** - Request for a Site Development Plan Review FOR A 32 STORY RESIDENTIAL BUILDING WITH 20,850 SQUARE FEET OF COMMERCIAL SPACE; A 25 STORY OFFICE BUILDING WITH 9,995 SQUARE FEET OF COMMERCIAL SPACE; AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING PLACEMENT STANDARDS; STREETScape; AND STEPBACK REQUIREMENTS on 1.84 acres at 501 thru 529 South 1st Street; 108 and 122 Clark Avenue; and 508 thru 514 South Casino Center Boulevard (APNS 139-34-302-009; 139-34-311-023 thru 031), C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
52. **SUP-10491 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THE HENRY BRENT CO. LLC** - Request for a SPECIAL USE PERMIT FOR A PROPOSED 8,700 SQUARE FOOT EXPANSION OF AN EXISTING NON-RESTRICTED GAMING FACILITY on 3.12 acres at 206 North 3rd Street and 220 North 4th Street (APN: 139-34-510-019 and 030) C-2 (General Commercial), Ward 5 (Weekly).

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53. **SDR-10490 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10491 - PUBLIC HEARING - APPLICANT/OWNER: THE HENRY BRENT CO. LLC** - Request for a Site Development Plan Review FOR A PROPOSED 8,700 SQUARE FOOT EXPANSION OF AN EXISTING HOTEL/CASINO WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS; A WAIVER OF THE REQUIRED PARKING STRUCTURE SETBACK ALONG 4TH STREET; AND A WAIVER OF THE BUILD-TO REQUIREMENT ALONG OGDEN AVENUE on 3.12 acres at 206 North 3rd Street and 220 North 4th Street (APN: 139-34-510-019 AND 030) C-2 (General Commercial), Ward 5 (Weekly).
54. **SUP-10514 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERTICAL HOLDINGS - OWNER: ALBERTSON'S, INC.** - Request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial –Town Center) Special Land Use Designation], Ward 6 (Ross).
55. **SUP-10520 - SPECIAL USE PERMIT RELATED TO SUP-10514 - PUBLIC HEARING - APPLICANT: VERTICAL HOLDINGS - OWNER: ALBERTSON'S, INC.** - Request for a Special Use Permit FOR AN 89,250 SQUARE FOOT, THREE STORY MINI STORAGE FACILITY on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Ross).
56. **SDR-10505 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10514 AND SUP-10520 - PUBLIC HEARING - APPLICANT: VERTICAL HOLDINGS - OWNER: ALBERTSON'S, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 153,650 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL CENTER on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Ross).
57. **SUP-10209 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JAVIER'S INC. - OWNER - CHARLESTON PLAZA WEST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE MINIMUM SIZE REQUIREMENT; THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000 FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 1720 East Charleston Boulevard, Suites G01 and G02 (APN 162-02-510-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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58. SUP-10406 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HARU SEAFOOD HOUSE - PROPERTY OWNER: VILLAGE SQUARE BUILDING P, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN AN EXISTING RESTAURANT at 9440 West Sahara Avenue, Suite #165 (a portion of APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
59. SUP-10445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TAMMY AND PHILIP MATHEWS - OWNER: CHARLESTON STONE MART, LLC - Request for a Special Use Permit FOR PET BOARDING at 950 South Durango (APN 138-32-816-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
60. SUP-10459 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAHER HAYAWI - OWNER: MAGIC HAND, LLC - Request for a Special Use Permit FOR GENERAL BUSINESS RELATED GAMING WITHIN AN EXISTING CAR WASH at 4450 East Washington Avenue (APN 140-29-212-002), C-1(Limited Commercial) Zone, Ward 3 (Reese).
61. SUP-10527 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S PROFESSIONAL CENTER, LLC - Request for a Special Use Permit FOR A HELIPORT at 3455 Cliff Shadows Parkway (APN 137-12-301-023, 137-12-301-024), PD (Planned Development) Zone, Ward 4 (Brown).
62. SUP-10530 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STAGE ENTERTAINMENT, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A TAVERN LIMITED ESTABLISHMENT at 111 South Las Vegas Boulevard (APN-139-34-611-013), C-2 (General Commercial) Zone, Ward 5 (Weekly).
63. SUP-10534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STAGE ENTERTAINMENT, LLC - OWNER: MELE PONO HOLDING COMPANY - Request for a Special Use Permit FOR A TAVERN LIMITED ESTABLISHMENT at 501 and 503 Fremont Street (APN-139-34-611-013), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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64. SDR-8967 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIMARRON-COMMONS, LLC. - OWNER: CIMARRON-FRONTAGE, LLC. - Request for a Site Development Plan Review FOR TWO RETAIL BUILDINGS TOTALING 10,150 SQUARE FEET AND WAIVERS OF THE BUILDING FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 2.58 acres adjacent to the north side of Sky Pointe Drive, approximately 650 feet east of Cimarron Road (APN 125-21-710-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
65. SDR-10199 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: LAS VEGAS 9-B II, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 312-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 16.04 acres at 5850 Sky Pointe Drive (APN 125-27-302-007), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 6 (Ross).
66. SDR-10200 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: LAS VEGAS 9-B, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 312-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 15.06 acres at 5900 Sky Pointe Drive (APN 125-27-302-006), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 6 (Ross).
67. SDR-10259 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - Request for a Site Development Plan Review FOR A 53,531 SQUARE FOOT COMMERCIAL DEVELOPMENT AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 3.67 acres adjacent to the northwest corner of Craig Road and U.S. 95 (APN 138-03-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
68. SDR-10427 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ROBERT HOLGATE - OWNER: WMC 1 ASSOCIATES, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 2,175 SPACE PARKING GARAGE AND A WAIVER OF THE PARKWAY CENTER DEVELOPMENT STANDARDS on 19.91 acres at 475 Grand Central Parkway (APNs 139-33-610-013 and 139-33-511-005), PD (Planned Development) Zone, Ward 5 (Weekly).

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69. SDR-10460 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNITY BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 54 SPACE PARKING LOT AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS located at 545 Marion Drive (APN 140-32-501-001), R-E (Residence Estates) Zone, Ward 3 (Reese).
70. SDR-10461 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PALM MORTUARY, INC. - Request for a Site Development Plan Review FOR A PROPOSED 14,140 SQUARE FOOT CREMATORIUM on 3.61 acres at 1325 North Main Street (APN 139-27-504-010), C-V (Civic) Zone, Ward 5 (Weekly).
71. SDR-10466 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNION PACIFIC RAILROAD COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 12,100 SQUARE FOOT OFFICE BUILDING AND STORAGE YARD AND WAIVERS OF THE PARKING LOT, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.38 acres on the north side of Charleston Boulevard approximately 200 feet west of Commerce Street (APN 139-33-801-014), M (Industrial) Zone, Ward 1 (Tarkanian).
72. SDR-10480 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 7400 PIRATES COVE, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 138 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT located on 6.35 acres at 7400 Pirates Cove Road (APNs 138-27-401-001, 002, and 003), R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone, Ward 2 (Wolfson).
73. SDR-10483 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARKMEED MALIBU CANYON, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 92 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 4.62 acres at 8400 West Charleston Boulevard (APN 138-33-401-014), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 2 (Wolfson).

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74. SDR-10497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 29,800 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 3.02 acres on Owens Avenue, approximately 300 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
75. SDR-10669 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HUE LOFTS AT ART CENTRAL, LLC - Request for a Site Development Plan Review FOR A 40 STORY MIXED USE DEVELOPMENT CONSISTING OF 270 RESIDENTIAL UNITS AND 14,750 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK AND STREETSCAPE REQUIREMENTS on 0.44 acres at 200 and 210 Charleston Boulevard (APN 162-03-110-039 and 040), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

76. TXT-10689 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code as follows: to add "Condominium Conversion" as a land use requiring a Special Use Permit in all zoning districts to Table 2 of Chapter 19.04.010; to add minimum requirements for a Special Use Permit for "Condominium Conversion" to Chapter 19.04.050 B; and to add the definition of "Condominium Conversion" to Chapter 19.20.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.